

LAND DESCRIPTION

LOTS 2 AND 3 AND PART OF LOT 1 IN THE REVISED PLAT OF J.R. ROSS SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 41; PART OF LOTS 1 AND 2 IN CLARMORE SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 28; AND PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, IN THE CITY OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA, ALL DESCRIBED AS FOLLOWS:

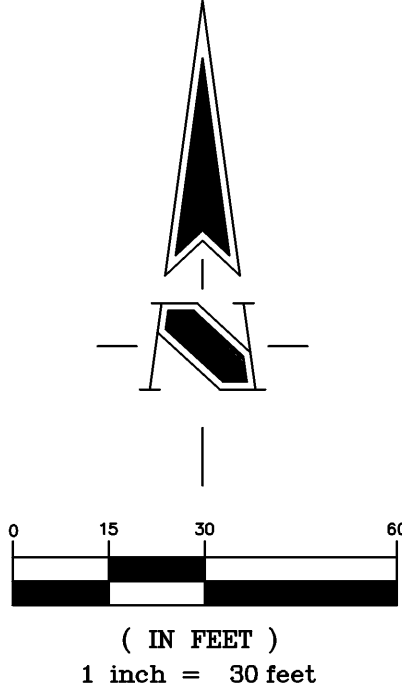
BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN M. L. CLEVETT SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 1-A; THENCE SOUTH 87 DEGREES 10 MINUTES 10 SECONDS EAST (BEARINGS BASED ON A SURVEY BY COLIN NICHOLAS STARR RECORDED AS DOCUMENT #02027334) ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 89.46 FEET TO THE NORTHWEST CORNER OF CARLISLE MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 48; THENCE SOUTH 00 DEGREES 01 MINUTE 32 SECONDS EAST ALONG THE WEST LINE OF SAID CARLISLE MEADOWS A DISTANCE OF 358.80 FEET TO THE SOUTHWEST CORNER OF SAID CARLISLE MEADOWS; THENCE NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST A DISTANCE OF 89.55 FEET TO THE SOUTHEAST CORNER OF CLARMORE SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 28; THENCE NORTH 87 DEGREES 12 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID CLARMORE SUBDIVISION A DISTANCE OF 480.77 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 231 (NORTHWESTERN AVENUE); THENCE NORTH 31 DEGREES 21 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 581.27 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 29 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 33.05 FEET TO THE SOUTH RIGHT-OF-WAY OF WINDSOR DRIVE; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 132.94 FEET, A CHORD BEARING OF NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST AND A CHORD DISTANCE OF 14.55 FEET) AN ARC LENGTH OF 14.56 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 54 SECONDS EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 229.61 FEET TO THE NORTHEAST CORNER OF LOT 3 IN THE REVISED PLAT OF J.R. ROSS SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 41; THENCE SOUTH 02 DEGREES 45 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 148.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 87 DEGREES 14 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF SAID ROSS SUBDIVISION A DISTANCE OF 523.20 FEET TO THE POINT OF BEGINNING CONTAINING 6.40 ACRES, MORE OR LESS.

THIS DESCRIPTION IS NOT INTENDED TO BE REPRESENTED AS AN ORIGINAL SURVEY, RETRACEMENT SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT. ALL GEOMETRY FOR THIS DESCRIPTION IS TAKEN FROM THE AFORESAID RECORDED STARR SURVEY.

Dale L. Grimes
DALE L. GRIMES, PLS
PROFESSIONAL LAND SURVEYOR, #S0452
NOVEMBER 28, 2007



LEGEND
BSL BUILDING SETBACK LINE
NVA NO VEHICULAR ACCESS
MONUMENTS TO BE SET UPON COMPLETION OF FINAL GRADING



PRELIMINARY PLAT FOR:

CHAMPION'S CENTRE
PLANNED DEVELOPMENT
WEST LAFAYETTE, INDIANA

LOTS 2 & 3 AND PART OF LOT 1 OF THE REVISED PLAT OF J.R. ROSS SUBDIVISION, PART OF LOTS 1 & 2 OF CLAREMORE SUBDIVISION AND PART OF THE SW 1/4 OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST IN THE CITY OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	112.34'	497.79'	12°55'47"	112.10'	S66°16'12"W
C2	46.01'	185.00'	14°15'03"	45.90'	S73°39'07"W
C3	46.27'	111.00'	23°53'07"	45.94'	N67°50'22"E
C4	43.72'	150.00'	16°42'05"	43.57'	N72°13'50"W

-NOTE-

THIS DEVELOPMENT IS GOVERNED BY A MASTER COMMUNITY BY-LAW WHICH DEFINES THE COMMITMENTS ASSOCIATED WITH CROSS ACCESS EASEMENTS AND SHARED PARKING REQUIREMENTS. UTILITY ACCESS AND DRAINAGE INFRASTRUCTURE USE IS ALSO DEFINED WITHIN THESE BY-LAWS. REFER TO THE MASTER COMMUNITY BY-LAWS FOR DETAILED INFORMATION PERTAINING TO ALL OF THESE COMMITMENTS.

CURRENT OWNERS:

AMERICAN HOSPITALITY INDUSTRIES, INC.
2450 AIRPORT HIGHWAY
ALCOA, TN 37701
TAX KEY #164-03600-0337
TAX KEY #164-03600-0348
TAX KEY #164-03600-0359
TAX KEY #164-03600-0360
TAX KEY #164-03600-0370
SPECIAL WARRANTY DEED
MF 79, SLIDE 5066

DOUGLAS B. ANDERSON
2728 COVINGTON STREET
WEST LAFAYETTE, IN 47906
TAX KEY #164-03600-0381
INSTR. #07004662

DEVELOPER/BUYER:

COLLEGIATE VENTURES
4150 BROOKVIEW DRIVE SE
ATLANTA, GA 30339
(720)565-3383

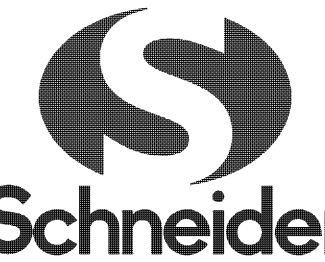
ENGINEER/SURVEYOR:

THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD, SUITE 100
WEST LAFAYETTE, IN 47906
(765) 448-6661

REVISIONS:

DATE:

2007, THE SCHNEIDER CORPORATION



THE SCHNEIDER CORPORATION
1330 Win Hentschel Blvd
Suite 100
West Lafayette, IN 47906-4156
Telephone: 765.448.6661
Fax: 765.448.6665
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS * LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

CHAMPION'S CENTRE
PLANNED DEVELOPMENT
WEST LAFAYETTE, INDIANA

COLLEGIATE VENTURES
4150 BROOKVIEW DRIVE SE, ATLANTA, GA 30339

DATE: 11/28/07 PROJECT NO.: 6810.001
DRAWN BY: JEP CHECKED BY: DLG

SHEET TITLE: PRELIMINARY PLAT

DRAWING FILES:
L:\6K\6810\001\DWGS\PRELIM\6810001P104.DWG
XREF(S):
L:\6K\6810\001\DWGS\PRELIM\6810001PRBS.DWG

SHEET NO.:

P104